

**Zoning Case No. ZN8634, Saratoga 400 Partners, LLC. (District 3).
Ordinance rezoning a property at or near 602 Saratoga Boulevard from the "RS-4.5" Single-Family 4.5 District to the "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development overlay; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).**

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the Planning Commission, during which all interested persons were allowed to appear and be heard;

WHEREAS, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application for an amendment to the City of Corpus Christi's Unified Development Code ("UDC") and corresponding UDC Zoning Map;

WHEREAS, with proper notice to the public, a public hearing was held during a meeting of the City Council, during which all interested persons were allowed to appear and be heard;

WHEREAS, the City Council has determined that this rezoning is not detrimental to the public health, safety, or general welfare of the City of Corpus Christi and its citizens; and

WHEREAS, the City Council finds that this rezoning will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Corpus Christi.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS, THAT:

SECTION 1. The Unified Development Code ("UDC") and corresponding UDC Zoning Map of the City of Corpus Christi, Texas are amended by changing the zoning on the subject property being 32.80 acres, as described and shown in Exhibit "A", from:

the "RS-4.5" Single-Family 4.5 District to the "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development Overlay.

The subject property is located at or near **602 Saratoga Boulevard**. Exhibit A, a metes and bounds, is attached to and incorporated in this ordinance. Exhibit B, the PUD (Planned Unit Development) guideline document is also attached and incorporated.

SECTION 2. The Planned Unit Development Overlay granted in Section 1 of this ordinance is subject to the Owner following the conditions listed below:

1. **Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the properties in accordance with the Development (PUD) Guidelines and Master Site Plan, attached as Exhibit B, and to the satisfaction of the Technical Review Committee (TRC).
2. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
3. **Time Limit:** An approved development plan shall expire 24 months after the date that the development plan was approved, unless a complete building permit application has been submitted, or if no building permit is required, a certificate of occupancy has been issued.

SECTION 3. The UDC and corresponding UDC Zoning Map of the City, made effective July 1, 2011 and as amended from time to time, except as changed by this ordinance, both remain in full force and effect including the penalties for violations as made and provided for in Article 10 of the UDC.

SECTION 4. To the extent this amendment to the UDC represents a deviation from the City's Comprehensive Plan, the Comprehensive Plan is amended to conform to the UDC, as it is amended by this ordinance.

SECTION 5. All ordinances or parts of ordinances specifically pertaining to the zoning of the subject property that conflict with this ordinance are hereby expressly superseded except for the Military Compatibility Area Overlay Districts. This ordinance does not amend or supersede any Military Compatibility Area Overlay Districts, which, as adopted by Ordinance #032829, remain in full force and effect.

SECTION 6. A violation of this ordinance, or requirements implemented under this ordinance, constitutes an offense punishable by a fine not to exceed \$2,000.00 for each offense; as provided in Article 1, Section 1.10.1 of the UDC, Article 10 of the UDC, and/or Section 1-6 of the Corpus Christi Code of Ordinances.

SECTION 7. Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter.

SECTION 8. This ordinance shall become effective upon publication.

Introduced and voted on the _____ day of _____, 2025.

PASSED and APPROVED on the _____ day of _____, 2025.

ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary

Exhibit A



METES AND BOUNDS DESCRIPTION
FOR
SARATOGA RIDGE WEST P.U.D.
(PLANNED UNIT DEVELOPMENT)

A 32.804 acre, or 1,428,923 square feet more or less, tract of land out of that called 257.69 acre tract described in a deed to Saratoga 400 Partners, LLC, recorded in Document Number 2022043954 of the Official Public Records of Nueces County, Texas, out of the Enriquez Villareal Survey, Abstract 1, of the City of Corpus Christi, Nueces County, Texas. Said 32.804 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a found Type I TxDOT Monument on the northeast right-of-way line of State Highway 357, a 120-foot wide public right-of-way, also known as Saratoga Boulevard, the southwest line of said 257.69 acre tract, at the southeast end of the east cut-back of the intersection of said State Highway 357 and an un-improved 20-foot wide road reservation, recorded in Volume 3, Page 40, of the Map Records of Nueces County, Texas, a southwest corner of said 257.69 acre tract, from which a found 5/8" iron rod with a cap marked "BASS" at the northwest corner of said east cut-back, the west corner of said 257.69 acre tract, the south corner of said 20-foot wide un-improved road reservation, bears N 35°24'26" W, a distance of 223.90 feet;

THENCE: N 73°14'58" E, departing said northeast right-of-way line, the southwest line of said 257.69 acre tract, over and across said 257.69 acre tract, a distance of 424.96 feet to the POINT OF BEGINNING of the herein described Planned Unit Development tract;

THENCE: Continuing over and across said 257.69 acre tract, the following twelve (12) bearings and distances:

N 28°34'20" E, a distance of 1350.04 feet to a point;

S 61°50'42" E, a distance of 1040.93 feet to a point;

S 28°09'18" W, a distance of 45.00 feet to a point;

S 61°50'42" E, a distance of 110.00 feet to a point;

S 28°09'18" W, a distance of 680.00 feet to a point;

N 61°50'42" W, a distance of 160.00 feet to a point;

S 28°09'18" W, a distance of 85.00 feet to a point;

N 61°50'42" W, a distance of 76.80 feet to a point;

32.804 Ac
Saratoga Ridge P.U.D.
March 27, 2025
Page 2 of 2

S 28°34'20" W, a distance of 430.01 feet to a point;

S 61°50'42" E, a distance of 145.22 feet to a point;

S 28°09'18" W, a distance of 110.00 feet to a point;

N 61°50'42" W, a distance of 1066.05 feet to the POINT OF BEGINNING and containing 32.804 acres in the City of Corpus Christi, Nueces County, Texas. Said tract being described under job number 21032-02 by Pape-Dawson Engineers.



Brian Lorentson
Registered Professional Land Surveyor
R.P.L.S. NO. 6839

PREPARED BY:	Pape-Dawson Engineers
	Texas Registered Survey Firm # 10028800
DATE:	March 27, 2025
JOB NO.	21032-02
DOC. NO.	N:\CIVIL\21032-02\Word\21032-02 FN 32.804AC PUD.docx

Exhibit B

